



**CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT**

3300 NEWPORT BOULEVARD
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NEWPORT BEACH, CA 92658-8915
(949) 644-3311

PLAN CHECK CORRECTION LIST

Date	January 3, 2011 (<i>Plan Check #1</i>)
Plan Check No.	2259-2010
Project Address	101 E. Edgewater Avenue
Project Description	New SFR
Reviewed By	Socheata Chhouk, Associate Engineer schhouk@newportbeachca.gov (949) 644-3346

NOTE:

To expedite the re-check process, the Applicant needs to return this Correction Sheet and **respond to the stated corrections either hereon or through an attachment.**

Corrections:

1. Note on the Plans "An approved encroachment permit is required for all work activities within the public right-of-way."
2. Note on the Plans "A Public Works Department encroachment permit inspection is required before the Building Department Permit Final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site is damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100% paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector."
3. How high is the house above (on Sheet A.100)? The proposed overhang may interfere with garbage trucks/construction vehicles/etc due to limited vertical clearance.
4. Are you proposing one or two curb drains along Island Avenue? Please limit the curb drain to one. Curb drains shall be installed perpendicular to the curb face and for the purpose of discharging storm overflows only. If curb drains are proposed, please provide details showing how this overflow-only requirement will be satisfied. One method to satisfy this storm overflow-only requirement would be to add a bottomless area drain to the subdrain pipe at the property line prior to

discharge through the curb drain. The Applicant may propose other alternatives for City review. The portion of the private subdrain system to be installed within the public right-of-way shall be constructed with solid piping. Curb Drains shall comply with Standard STD-184-L.

5. Provide the driveway approach slope percentage for review.
6. Draw on the Plans where the new water meter/service and the new sewer lateral/cleanout per STD-406-L will be located in the public alley right-of-way. Are you proposing a new 1" water service/meter per STD-502-L or 2" water service/meter per STD-503-L? Please identify on the plans.
7. Please provide a section or detail of the Edgewater Avenue frontage. What are you proposing between the sidewalk and property line? Provide a detail showing the footing of the raised terrace is entirely on private property.
8. Also, please provide a detail showing that all risers-in-step and handrail for the Island Avenue entryway is on private property.